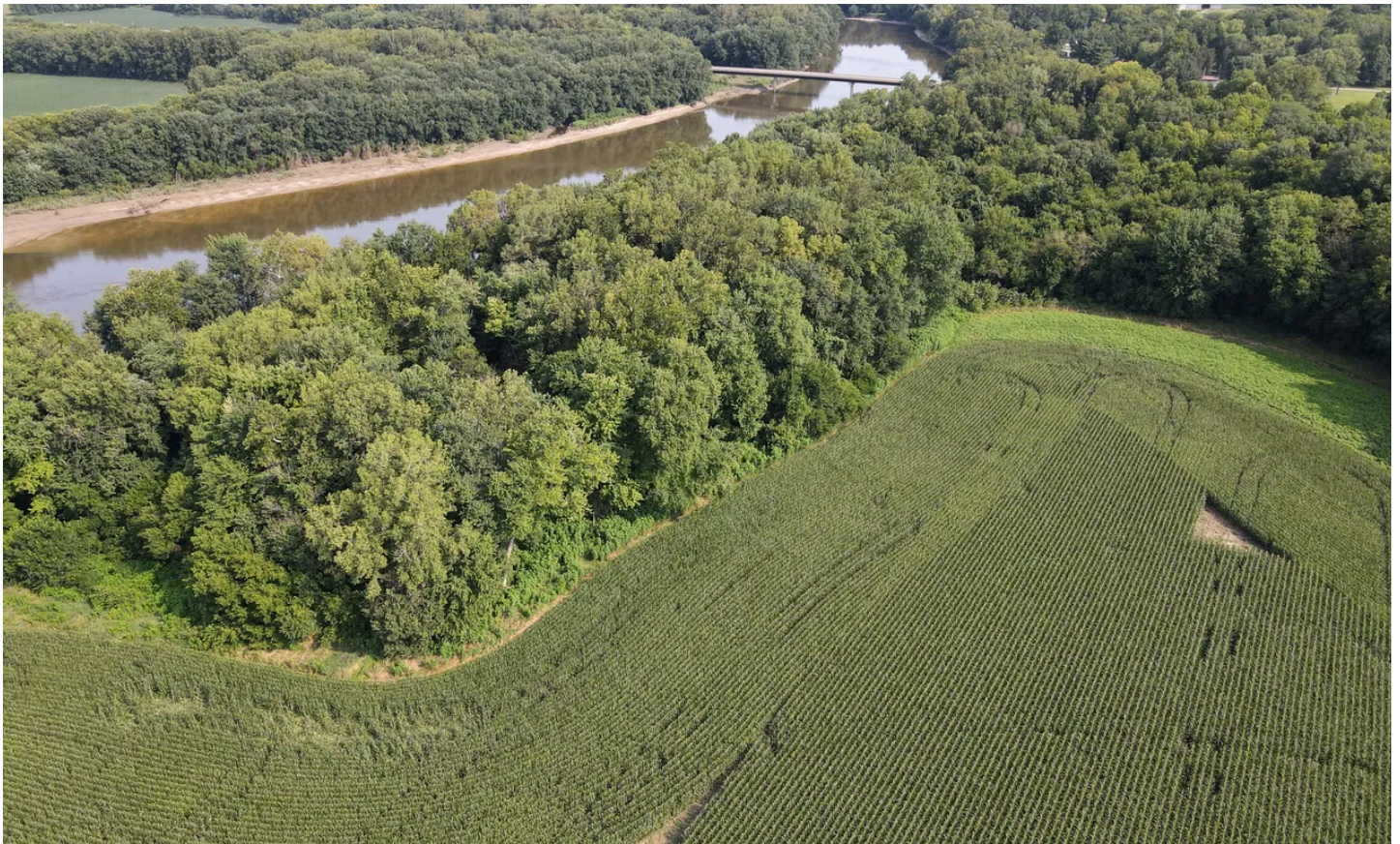


**Wabash River 132**  
**West State Road 234**  
**Kingman, IN 47952**

**\$700,000**  
**132.700± Acres**  
**Parke County**





**Wabash River 132**  
**Kingman, IN / Parke County**

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**SUMMARY**

**Address**

West State Road 234

**City, State Zip**

Kingman, IN 47952

**County**

Parke County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land,  
Riverfront, Timberland

**Latitude / Longitude**

39.948674 / -87.413723

**Taxes (Annually)**

1219

**Acreage**

132.700

**Price**

\$700,000

**Property Website**

<https://indianalandandlifestyle.com/property/wabash-river-132-parke-indiana/61025/>



## Wabash River 132

### Kingman, IN / Parke County

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#### **PROPERTY DESCRIPTION**

##### **Wabash River 132 - Prime Recreational Land in Northwest Parke County**

Discover the potential of the Wabash River 132, a stunning 132-acre property located in the picturesque northwest corner of Parke County. This unique parcel boasts over half a mile of river frontage along the Wabash River, offering a serene and scenic escape for nature lovers and outdoor enthusiasts.

#### **Property Highlights:**

- **Acreage:** 132 acres of diverse terrain, including 49.24 acres of highly productive tillable ground and 83.46 acres of lush, wooded recreational land.
- **River Frontage:** Over half a mile of frontage along the Wabash River, providing ample opportunities for fishing, boating, and other water-based activities.
- **Creek Frontage:** Coal Creek runs through the property, adding another half-mile of creek frontage that enhances the land's natural beauty and recreational appeal.
- **Wildlife Abundance:** The property is teeming with wildlife, including whitetail deer, waterfowl, and other game, making it an ideal spot for hunting enthusiasts. The rich habitat offers year-round food sources and water, ensuring a thriving ecosystem.
- **Elevated Campsite:** A high wooded ridge on the south side of the property provides an excellent campsite location, offering panoramic views of the surrounding landscape and a perfect spot to relax and enjoy the tranquility of the area.
- **Floodplain:** While most of the property is situated in the floodplain, this adds to its appeal as a natural habitat and recreational retreat.
- **Prime Location:** Conveniently located just off State Highway 234 and only 2 miles from Highway 63, making it easily accessible.

#### **Drive Distances:**

- **Danville, IL:** 27 minutes
- **Terre Haute, IN:** 41 minutes
- **Indianapolis, IN:** 1 hour 45 minutes
- **Chicago, IL:** 2 hours 56 minutes

Whether you're looking to cultivate the land, create a private hunting sanctuary, or simply enjoy the peace and quiet of riverfront living, the Wabash River 132 has everything you need. The property's diverse landscape, abundant wildlife, and scenic beauty make it a rare find in today's market. For more information, contact Land Specialist Jeff Michalic at [812-240-9260](tel:812-240-9260).

**Don't miss your chance to own a piece of nature's paradise.**



Wabash River 132  
Kingman, IN / Parke County

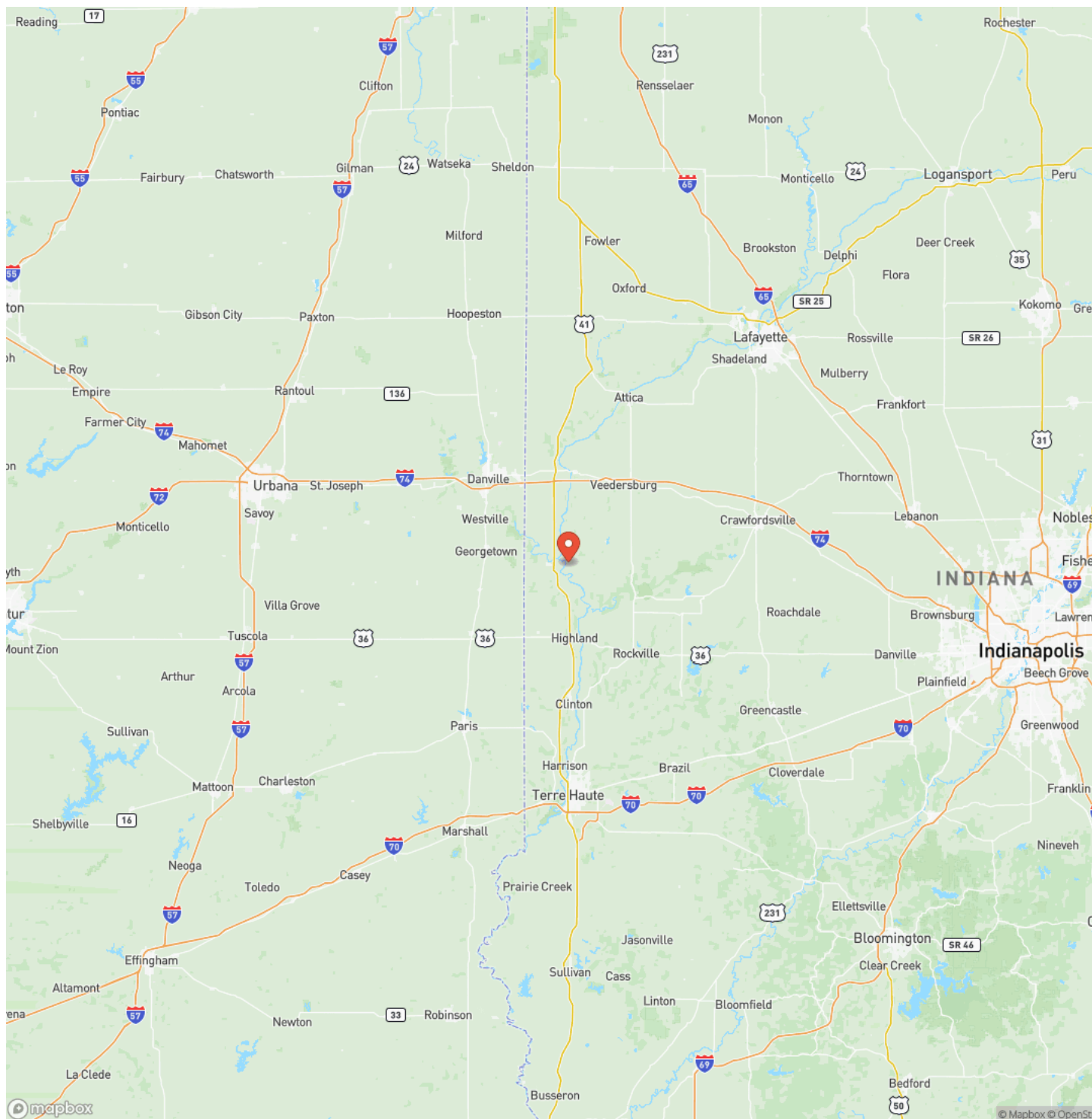
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Locator Map

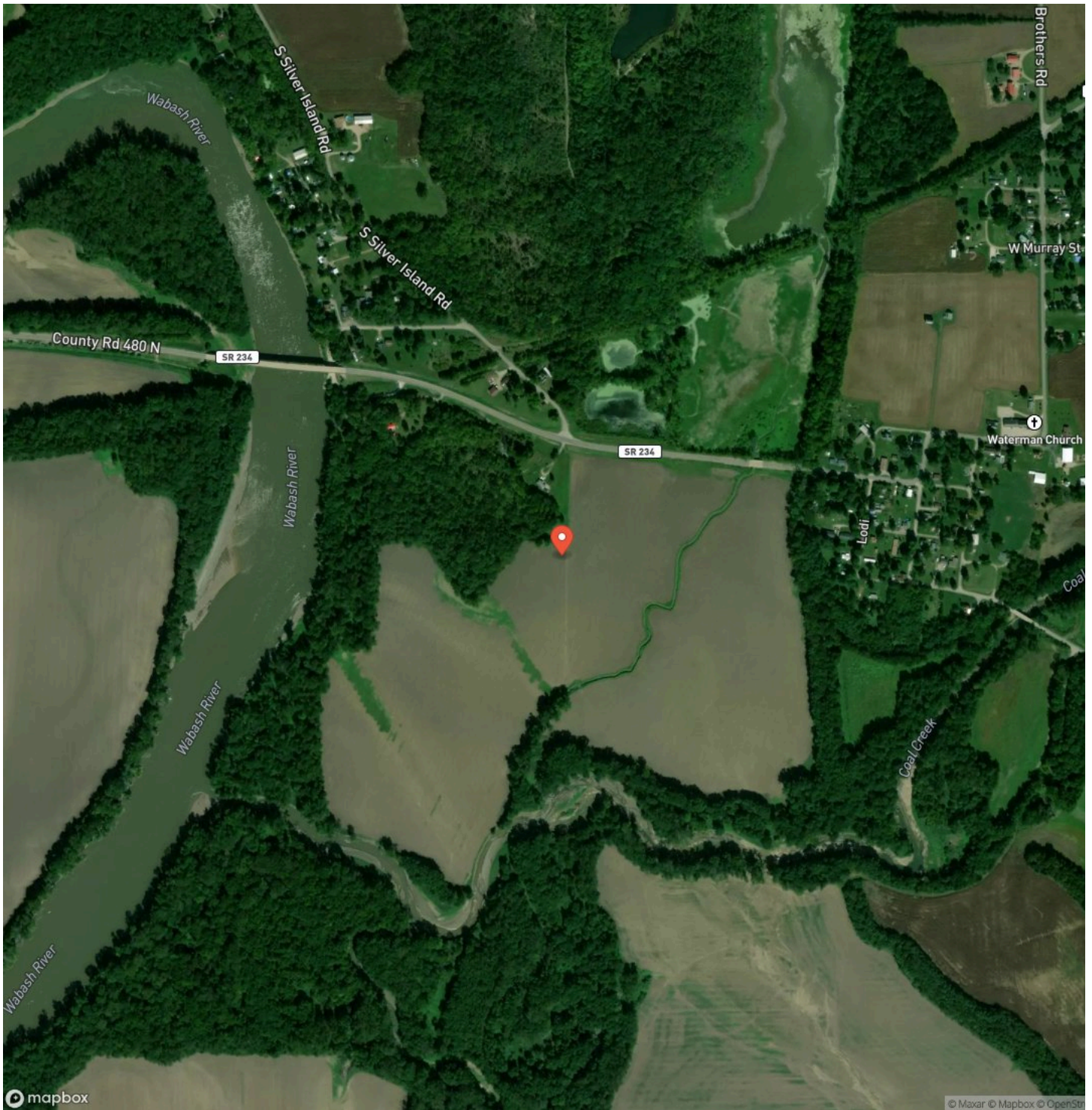


## Locator Map





## Satellite Map



**Wabash River 132**  
**Kingman, IN / Parke County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Michalic

## Mobile

(812) 230-4503

## Office

(765) 505-4155

## Email

jeffm@mossyoakproperties.com

### Address

PO Box 10

## City / State / Zip

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://indianalandandlifestyle.com/>

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

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